

THE CITY OF SAN DIEGO



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NEWS RELEASE

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Atkins Inzunza Affordable Housing Funding Plan Wins Support

Housing State of Emergency Inclusionary Housing Clear Committee Hurdle Full Council Review Awaits

SAN DIEGO: In what could be a first for any American city, the Land Use and Housing Committee of the San Diego City Council voted unanimously to have the full City Council consider declaring a Housing State of Emergency in response to rising housing and rental costs. The committee took up the item at the urging of Councilmembers Toni Atkins and Ralph Inzunza, who submitted a memo to the committee outlining their plan. Atkins first requested that a State of Emergency be declared last November, and Committee Chair Byron Wear finally agreed to docket the item as part of what was billed as "Housing Day" at the committee.

In a press conference held immediately preceding the afternoon session of the committee hearing, Atkins and Inzunza unveiled an innovative funding plan which would immediately produce approximately \$60 million for affordable housing projects citywide. The funds are produced by pooling and bonding against the affordable housing tax increment revenue from the redevelopment areas citywide, including Centre City Development Corporation (CCDC). The proposal was included in the Housing State of Emergency Declaration that will be sent to the full City Council for review.

"We have never bonded CCDC's housing revenues before, but this is in no way a new concept. Municipalities throughout the state have adopted this method of financing as the most fiscally sound and prudent way to make use of our scarce public resources," said Atkins. "Adopting this funding plan will allow us to build housing projects that are already in the pipeline sooner, create more new rental and ownership opportunities as soon as within the year, and make dollars available to build housing as part of our City of Villages."

Also passed unanimously were a collection of inclusionary housing proposals which had been submitted to the committee. If any of the proposals are ultimately passed by the council it will be the first time the City of San Diego has adopted an inclusionary housing requirement for developers.

"Inclusionary housing is about providing housing for working families—teachers, police officers and low- and middle-income families struggling to break into our housing market," Atkins stated in her testimony before the committee. "What we need is an inclusionary plan that provides housing in every

neighborhood—not just our older, urban communities. Any plan we adopt has to support putting jobs where people live, and putting housing where people work. That is the only way to solve our jobs/housing imbalance."

The councilmembers' request for a Housing State of Emergency Declaration calls on the city to take the following actions:

Advance the city's Federal and State Housing Legislative Agenda;

Require an Affordable Housing Impact Statement on all Manager's Reports on development projects; and

Develop a strategic plan outlining how the City's agencies—including the Housing Commission, Redevelopment Agency, Centre City Development Corporation—will work together collaboratively to make the best use of the city's combined resources to provide housing in San Diego.

"This crisis is not about a small number of families who can't find homes," Atkins testified. "The housing market as it stands right now is not affordable for more than half of our population. This is a crisis that must be addressed now."

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